
Application: S2020-3
Applicant: Roger and Marylou Spurr
Owner: Roger and Marylou Spurr
Address: 88 Preston Avenue (03-0126)
Zone: R-60 Residential
Description: Final 2- Lot resubdivison

Proposal

Roger and Marylou Spurr submitted an application for final re-subdivision to divide a 7.63 acre property into two building lots at 88 Preston Avenue in the R-60 zone pursuant to Sections 2.05 and 2.06 of the Middletown Subdivision Regulations.

Existing Conditions

The site contains 7.63 acres with 317ft of frontage on Preston Avenue and 200 ft of frontage on Carmela Drive. The property is improved with a single-family dwelling, septic system, well, driveway utilities and other associated improvements. The majority of the property is densely vegetated. There are no inland wetlands on the property. The property is outside the sewer and water service area and outside the Natural Diversity Database area.

Background

In 1979, the Planning and Zoning Commission approved a subdivision (Map #283) to create the subject parcel. The legal notice of decision and recorded map are attached.

Subdivision Map

A subdivision map was provided depicting the boundaries for the two parcels.

Lot	Frontage	Size
Required (R-60 Zone)	200 ft	60,000 SF
Lot 1	200 ft	122,003 SF
88 Preston Avenue	316 ft	227,762 SF

All lots meet the minimum frontage and size requirements for properties in the R-60 zone (21.02).

Site Plan

The site plan shows the proposed construction of a new single-family dwelling, driveway, septic system, private well, grading, and other associated improvements on the new Lot 1. The existing dwelling and associate improvements will remain at 88 Preston Avenue.

The site plan depicts the limit of clearing which is well within the development envelope.

The driveway is proposed as gravel with at 70 ft paved apron.

The driveways and any proposed garages can easily accommodate parking for three vehicles (40.04.16)

The depicted lot coverages are less than 2%. Lot coverage requirements would not likely have any impediment on the development of these properties (21.03).

Runoff from the driveway will be pitched to the west and direct to a small drainage basin proposed at the north end of the property.

A footing drain will discharge to a 10ft x 10ft scour pad.

The site plan notes that existing trees should be preserved along the frontage of each lot where feasible or new trees are required to be planted for every 50 ft.

Sedimentation and erosion controls are proposed along the limits of the clearing. A stockpile area is sited on the west side of the property.

Department Comments

Public Works- All requirements met

Water & Sewer- No objection

Health Department- Approved

Recommendations

Staff recommends approving the final subdivision. The following should be completed as follows:

Prior to the recording of the Mylar:

1. A note should be added to the subdivision map stating that a drainage swale is required along the east side of the property adjacent to the edge of clearing.

Prior to the issuance of any building permits on Lots 1:

1. PCD staff shall review the development plans for compliance with the subdivision approval and the Middletown Zone Code.
2. The site plan should be modified to show a drainage swale is required along the east side of the property adjacent to the edge of clearing.
3. The City Engineer shall review the stormwater management plan.

Prior to the start of construction or site disturbance and during onsite activity:

1. Sedimentation and Erosion controls shall be installed and inspected by City Staff. Controls shall remain intact and functional during the duration of the site work. Anti-tracking pads shall be installed at each construction entrance.

LEGAL NOTICE
MIDDLETOWN, CONNECTICUT

NOTICE OF DECISION BY THE PLANNING AND ZONING COMMISSION, MIDDLETOWN, CONNECTICUT, at its meeting of April 11, 1979. (Notice published April 18, 1979)

1. Gave conceptual approval for a special exception to permit an adaptive use to preserve an architecturally and historically significant house at 148 Broad Street with appropriate addition, for elderly housing, with the stipulation that parking and Fire Dept. access be resolved. Applicant/Agent William Howard, for the New St. Luke's Housing Corp. Society of the Church of the Holy Trinity, owners.
2. Approved application for a special exception to permit an adaptive use for an architecturally and historically significant house located at 1015 Randolph Road as a two family dwelling, subject to resolving utility problems. Applicant Jeanette Parrett.
3. Approved the addition of one (1) lot to a previously approved subdivision for Samuel B. and Lydia T.A. Child off of Preston Avenue and Country Club Road.
4. Canceled Regular Meeting of the Planning and Zoning Commission scheduled for April 25, 1979.

Paul P. Parisi, Chairman
Planning and Zoning Commission

P.O. #7117

The above legal notice to appear
in the Middletown Press ONCE

Wednesday, April 18, 1979

NOV. 18, 1978

Helen Burbank

Samuel B. & Lydia T. A. Child

Note
points shall be established off this
oil & unless the developer sub-divides
the area into lots.

PLOT A

Joseph & Theodore Joffe

Charles & Laura Toiff

PRESTON AVE.

I certify this survey and map to be substantially correct and conforms to A-2 standards of the Com. Technical Council Inc.

J. H. Johnson
PE 815

THE SUBMISSION OF LAND DELETED ON THIS SHEET WAS GRANTED FINAL APPROVAL BY THE PLANNING AND ZONING COMMISSION AT ITS MEETING ON 7 OCTOBER 1980.

FOR THE CITY ENGINEER

Dwight E. Koff

CITY ENGINEER

DIV. PLANNING DIRECTOR

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